

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**TOWNSHIP OF WOODBRIDGE – June 9, 2022**

A meeting of the Zoning Board of Adjustment of the Township of Woodbridge will be held at 6:00 P.M., on Thursday, June 9, 2022, in Council Chambers of the Memorial Municipal Building, 1 Main Street, Woodbridge, N.J.

**Board Members NJDEP Stormwater Management Training will be held at 6:00 P.M. prior to start of the meeting.**

Approval of Minutes of May 19, 2022 Regular Meeting

**The following resolutions are tentatively scheduled for adoption by the Board:**

*Lulendra Pendyala #Z22-02 Granted 5/19/22*  
*Manford Jackson #Z21-49 Granted 5/19/22*  
*Ruthe A. Geardino #Z22-18 Granted 5/19/22*  
*Maciej Grzywacz #Z22-05 Granted 5/19/22*  
*Maciej Grzywacz Granted #Z22-06 5/19/22*  
*Royal Albert's Palace, Inc. Granted #Z22-21 5/19/22*

**Public Hearing**

**Bulk Variances**

**Block: 372.05; Lot: 4; Zone: R-7.5**  
**7 Vera Lane, Iselin**  
**Gerard Detoro**

**#Z21-33**

**Time of Action 4/25/22**

**The applicant proposes to construct a 10 ft. x 10 ft. gazebo at a single family dwelling.**

**\*Postponed from 1/20/22, Postponed to 3/3/22, Carried until 4/7/22, Postponed from 4/7/22.**

**Public Hearing**

**Bulk Variances**

**Block: 468.21; Lot: 4; Zone: R-7.5**  
**27 Timberlane Drive, Colonia**  
**Jonathan Luk**

**#Z22-07**

**Time of Action 6/22/22**

**The applicant proposes to construct a one story addition to the east side of a single family dwelling.**

**Public Hearing**

**Appeal of Zoning Officer's Decision – Legalize (2) Family Dwelling**

**Block: 54.02; Lot: 105; Zone: NBA-R**

**#Z22-23**

**42 South Louis Street, Fords**

**51 Holly Road Associates, LLC**

**Time of Action 8/12/22**

**Attorney: John Wiley, Jr., Esq.**

**The appellant is appealing the Zoning Officer's Decision to legalize a two family dwelling.**

**Public Hearing**

**Bulk Variances**

**#Z22-11**

**Block: 449.04; Lot: 1014; Zone: R-6**

**24 Warwick Street, Iselin**

**Time of Action 7/1/22**

**Kirit Patel**

**The applicant proposes to convert an existing 2 car garage into a storage building at a single family residence.**

**Public Hearing**

**Bulk Variances**

**#Z22-19**

**Block: 844; Lot: 24; Zone: R1R**

**867 US Highway 1 South, Avenel**

**Time of Action 7/29/22**

**Bridget Scotti dba Custom Auto Body**

**Attorney: Robert Musto, Esq.**

**The applicant is seeking approval for an existing 342.89 sq. ft. storage shed.**

**Public Hearing**

**Amended Minor Site Plan/Use and Bulk Variance**

**#Z22-20**

**Block: 792 Lot: 1.02 Zone: M-1**

**10 South Inman Avenue, Avenel**

**J&G Property Holdings, Inc.**

**Time of Action 8/2/22**

**Attorney: Thomas W. Sharlow, Jr., Esq.**

**The applicant proposes to construct a second floor addition onto an existing office/manufacturing/ warehouse building.**